

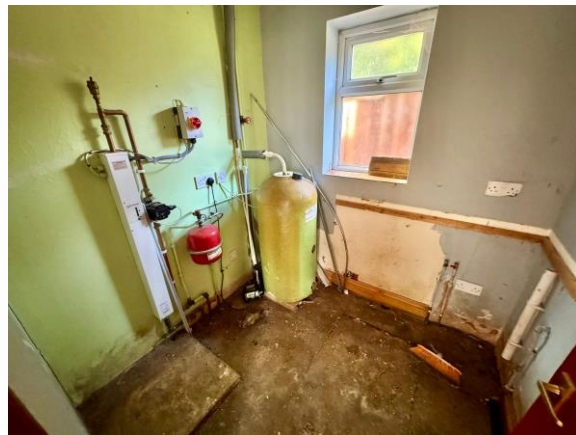


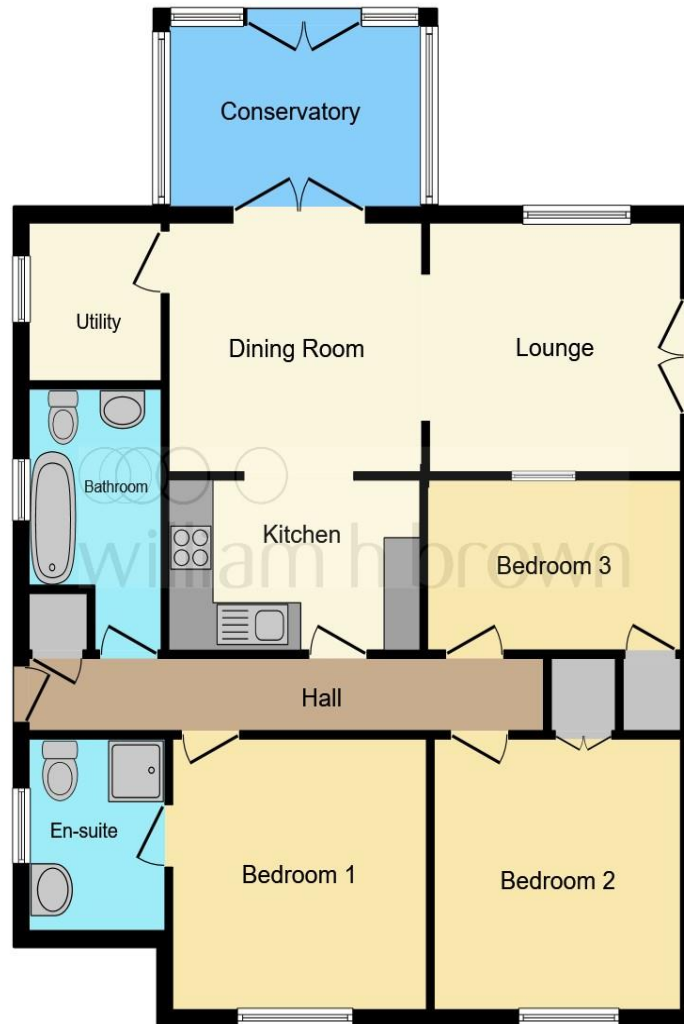
Apple Tree Cottage Mays Lane, Leverington Wisbech PE13 5BU

Welcome to

Apple Tree Cottage Mays Lane, Leverington Wisbech

*****PUBLIC NOTICE (14 days). We advise that an offer has been made for the above property in the sum of £176,000. Any persons wishing to increase on this offer should notify William H Brown of their best offer prior to exchange of contracts ***** SO MUCH POTENTIAL!! This 3 Bedroom Detached Bungalow within a village setting has plenty to offer. Befitting from a generous wrap-around plot with off road parking for multiple vehicles and field views to the side. Accommodation consists of Entrance Hall, open plan Kitchen / Lounge / Dining Room, Utility, Conservatory, 3 Bedrooms which includes 1 En-Suite and Family Bathroom. Viewing essential - Do not miss out!





Entrance Hall

Kitchen / Diner

17' 10" x 11' 5" (5.44m x 3.48m)

Lounge

10' 11" x 10' 2" (3.33m x 3.10m)

Utility

6' 5" x 5' 8" (1.96m x 1.73m)

Conservatory

11' 3" x 7' 7" (3.43m x 2.31m)

Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m)

En-Suite

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom Three

10' 11" x 7' 2" (3.33m x 2.18m)

Bathroom

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Apple Tree Cottage Mays Lane, Leverington Wisbech

- Village Setting
- Detached Bungalow
- 3 Bedrooms
- Conservatory
- Tax Band: C

Tenure: Freehold EPC Rating: F

£200,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton, proceed out of town and take note of ASDA on your left hand side. Continue along into Leverington Road and at the traffic lights turn left signposted Leverington & Parson Drove. At the Rising Sun Public House bear left into Leverington Common. Continue along and turn right into Mays Lane.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126155



Property Ref:
WSB126155 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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